152.0	0007	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,700 / 706,700
					USE VALUE:	706,700 / 706,700
					ASSESSED:	706,700 / 706,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CULHANE MARC D & ANNE S
Owner 2:	
Owner 3:	
Street 1:	33 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CULHANE SUE D/TRUSTEE -
Owner 2:	33 HAWTHORNE AVE NOMINEE -
Street 1:	156 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,046 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6046.000	225,600		481,100	706,700
Total Card	0.139	225,600		481,100	706,700
Total Parcel	0.139	225,600		481,100	706,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.29 | /Parcel: 545.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100955

GIS Ref

GIS Ref

Insp Date 05/23/18

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0010.0

!11934!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,700	0	6,046.	481,100	706,800	706,800	Year End Roll	12/18/2019
2019	101	FV	193,400	0	6,046.	451,000	644,400	644,400	Year End Roll	1/3/2019
2018	101	FV	201,500	0	6,046.	372,900	574,400	574,400	Year End Roll	12/20/2017
2017	101	FV	201,500	0	6,046.	342,800	544,300	544,300	Year End Roll	1/3/2017
2016	101	FV	201,500	0	6,046.	312,700	514,200	514,200	Year End	1/4/2016
2015	101	FV	190,300	0	6,046.	306,700	497,000	497,000	Year End Roll	12/11/2014
2014	101	FV	190,300	0	6,046.	285,100	475,400	475,400	Year End Roll	12/16/2013
2013	101	FV	190,300	0	6,046.	271,200	461,500	461,500		12/13/2012

PRINT

Date	Time
12/11/20	02:03:40

LAST REV

Date	Time
08/03/20	09:54:53
danam	
11934	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULHANE SUE D/T	70529-518		1/19/2018	Family	615,000	No	No		
CULHANE JAMES P	66589-583		12/28/2015	Convenience	99	No	No		Francis Culhane dod 2/12/1973
	12609-246		4/2/1974			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2020	551	Addition	200,000	O				
6/19/2000	492	Wood Dec	1,500	C				14X14 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	Inspected	BS	Barbara S
5/11/2018	MEAS&NOTICE	BS	Barbara S
11/6/2008	Meas/Inspect	345	PATRIOT
11/19/1999	Meas/Inspect	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6046		Sq. Ft.	Site		0	80.	0.99	9									481,102						481,100	

Total AC/HA: 0.13880 | Total SF/SM: 6046 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 481,102 | Spl Credit | Total: 481,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	64550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326961
Depreciation:	101358
Depreciated Total:	225603

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

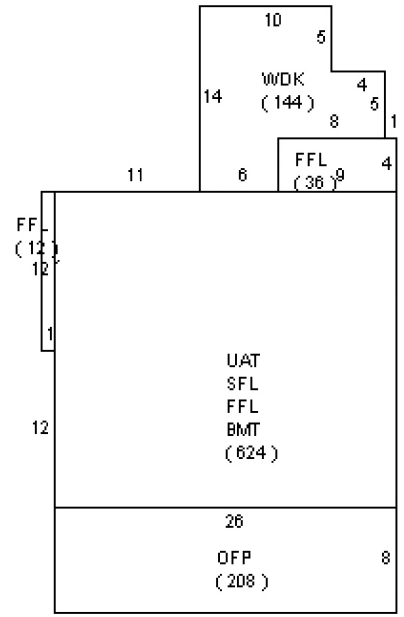
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	92.92
Final Total:	225600	Val/Su SzAd	174.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	672	165.380	111,132
BMT	Basement	624	49.610	30,958
SFL	Second Floor	624	165.380	103,194
OFP	Open Porch	208	23.940	4,980
UAT	Upper Attic	156	66.150	10,319
WDK	Deck	144	12.690	1,827

Net Sketched Area:	2,428			Total:	262,410
Size Ad	1296	Gross Are	2896	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

152.0-0007-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	